

KANAB CITY COUNCIL MEETING
JULY 14, 2015
KANAB CITY LIBRARY

PRESENT: Mayor Robert D. Houston, Council Members Kirt Carpenter, Cheryl Brown, Kent Burggraaf, Brent Chamberlain and Joe B. Wright, Recorder Joe Decker, Attorney Jeff Stott and City Treasurer RaeLene Johnson.

WORK MEETING: Mayor Houston opened the work meeting. The first topic that was discussed was the golf course. Mayor Houston provided information that the Council had gathered concerning the revenues and expenditures of running a golf course. He asked the audience not to talk about the past, and remember the City does not own the golf course. Mr. Schollian wants to close the golf course. Mayor Houston said he would like to make it work for the course to remain open. He said one half of the greens are dead. The Council is trying to figure something for the future. The golf course is not a money maker, but it is an asset for the community. Mayor Houston presented figures on a 12- month operational cost of a \$110,000 a year loss to run the golf course. He gave examples of 8 other golf courses in the southern area. All of the courses operated at a loss except two and one broke even. Council Member Carpenter said the cost of water needed to be factored in as an expenditure. If the City had to drill a new well because of watering the golf course, it would cost about a quarter of a million dollars. He was concerned with the electrical cost of pumping the water. Council Member Wright said he had tried to look at many different ways to save the golf course. He wondered if the City would receive benefits from the course by putting more money into it. He doesn't know if it would be in the best interest of the City to try for only a few years. Mr. Gordon Huntsman, a resident on the golf course, said that the County and the State are investing a lot of money in marketing Kanab. They want people to come to the area and stay. He didn't know what Kanab had to offer during the day. How could Kanab become a destination by eliminating an important venue? Celestie Meyeres wanted to know what percent of visitors to the area are golfers. Mayor said the golf course hadn't been promoted very well in the past. Mr. Jeff Frey asked the Council if Mr. Schollian had gotten back to the Council since the last meeting. Mayor Houston said he had agreed with what was proposed, but then he mentioned a few variables. Bonnie Anderson, a resident on the golf course, explained she had found out from realtors that 80% wanting to purchase property were golfers. Lynette Foster asked the Council about obtaining water rights to water the golf course. She knows of shares of water that could be leased. Mayor said a lot of the expense of irrigation water is getting the water to the golf course. Erin Robinson asked why the Thunder Bird golf course wasn't included in the study. Mayor said he could request that information from them. Nicholas Meyeres was concerned with the City looking at a bailout for a failing business. He said the traffic needs to be driven the direction of the golf course, there needs to be more signage and maybe a good restaurant. Mr. Dave Baird asked if there had been a discussion with the homeowners. Mayor said he has talked with some homeowners, but

because there isn't a firm plan in place, we don't know what to ask the homeowners to do. The County has also expressed an interest. Mr. Robert Brissette stated that less than 10% of the community golf. He suggested a mini golf course along with the regular course to help with revenues. Mr. Ken Stirland offered suggestions on saving water and expenses. He said the rough areas do not need to be watered. The rough areas also don't need to be mowed. The City need to allow volunteers to help with the course, not abandon it. Make it a town project. It doesn't require a lot of paid workers to maintain the course. Mr. Dan McClendon, a property owner at the golf course, said the City needs a long term-plan on what they want Kanab to be in the future and then come up with the funds to make it happen. Kathy Gibson, a property owner at the golf course, was concerned with the City not getting responses from the owners of the golf course. She felt it needed to be a 10-year lease, and the City should deal with the investors. Allen Gilberg said the City needs a proposal, so we know where we are going. Mark Gilberg, a resident at the golf course, explained that there are a lot of revenues that are undisclosed such as eating and staying in Kanab. Karalee Woods talked about Page, Arizona's golf course having financial problems. She also asked the Council to look at the national trends. Mr. Duke Aiken stated there is a cost saving when using irrigation water. He said that is the way to go. Wendy Paschal, a property owner at the golf course, said a lot of property purchasers are looking at investment and marketing. Donna Huntsman said that when the "baby boomers" retire there is going to be more need for a golf course. Kanab is at a crossroad. We need to look at the future not in the rear view mirror. Charlie Saba said he figured that the golf course would need 60 people to play the course a day to break even. He didn't think that was a unsurmountable amount. Gene Peters said he worked the golf course, and it was maintained very well. There doesn't need to be a lot of people to run a golf course. Mayor Houston thanked everyone for their ideas. The City still needs to get the course first.

Matt Brown addressed the Council on the old middle school property. He presented pictures of the proposed area and Kanab City's community center commitments. Kanab City would lease the west half of the annex building. The City would install a separate electrical meter. The City would upgrade the entrances to the city office and the west room. Upgrade landscaping adjacent to west half of annex building. The old library (museum) would be upgraded. There would be a conference center. These ideas are just proposals.

A resolution waiving utility charges for activated military households was discussed. Council agreed to put this resolution on the next council agenda.

Mayor Houston called the regular City Council to order at 8:11 p.m. and roll call was taken. Prayer was offered by Council Member Wright and pledge lead by Council Member Chamberlain.

APPROVAL OF AGENDA: A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to approve the agenda of the July 14th meeting. Motion passed unanimously.

APPROVAL OF MINUTES: A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to approve the minutes of the June 23rd meeting. Motion passed unanimously. A motion was made by Council Member Brown and 2nd by Council Member Wright to approve the minutes of the July 2nd special meeting. Motion passed unanimously.

APPROVAL OF ACCOUNTS PAYABLE VOUCHERS: A motion was made by Council Member Brown and 2nd by Council Member Wright to approve the check register in the amount of \$255,890.03. Motion passed unanimously.

PUBLIC COMMENT PERIOD: Joan Thacher addressed the Council concerning the recent flooding in the Ranchos. She asked the Council to take a look at the problems and do something about the flooding. Mayor Houston said that he and Mr. Decker has been personally looking at each area that the City was notified about. Robert Brissette said there has been a problem with flooding in the Rancho area for 15 years. He feels the area has been neglected. Marilyn Schiel said she had lost her landscaping on the north side of Willow Drive. She asked the Council to come and look at where the culverts are located. Liz Kolle was concerned about what is going on upstream. She feels Navajo Drive is getting all of the run off. Randy Bosley said that Navajo Drive can't handle a lot of water. June Ford asked the Council if the ordinance could be changed to allow for pot belly pigs. She would like to adopt a couple from Best Friends. She was told to go to the Planning Commission to see if they are willing to change the ordinance.

APPOINTMENTS TO THE LIBRARY BOARD: A motion was made by Council Member Wright and 2nd by Council Member Brown to appoint Jeff Mosdell to serve on the Library Board with a term ending 12/31/2018. Motion passed unanimously. A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to appoint Vickie Brackney to serve on the Library Board with a term ending 12/31/2018. Motion passed unanimously.

RESOLUTION 7-1-15 R/COMBINING KANAB CITY'S FOUR VOTING PRECINCTS INTO ONE VOTING PRECINCT: Council Member Wright was concerned with the confusion of changing voting districts every year. He would hate to have it flip back and forth. Council Member Chamberlain felt there was not enough parking to have the Court House as the central location for the voting precinct. A motion was made by Council Member Wright and 2nd by Council Member Brown to postpone until the next meeting the passing of this resolution until more information is received about whether the central voting precinct will be the same year after year for all elections and to make sure there is enough parking. Motion passed unanimously.

ORDINANCE 7-1-15 R/AMENDING KANAB CITY GENERAL ORDINANCE SECTION

3: A motion was made by Council Member Wright and 2nd b y Council Member Chamberlain to adopt Ordinance #7-1-15 O amending the general ordinance section 3 with the following changes: On page 6 #3 eliminate “At the Mayor’s discretion” and change may to **shall** and end the sentence the word **item**. #5 include **stand** and remove “come to the podium”. #9 remove the sentence “after makes special exception”. #12 include 11 after the 9. Motion passed unanimously by roll call vote.

CLOSED SESSION: A motion was made by Council Member Wright and 2nd by Council Member Brown to go into a closed session. Motion passed unanimously.

Out of closed session

A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to direct staff as discussed. Motion passed unanimously.

A motion to adjourn was made by Council Member Chamberlain and 2nd by Council Member Wright. Motion passed unanimously.

MAYOR ROBERT D. HOUSTON

RECORDER JOE DECKER